

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): El Monte

State: CA

PJ's Total HOME Allocation Received: \$19,244,157

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	85.97 %	91.11 %	68	91.92 %	10	13	
% of Funds Disbursed	74.49 %	82.09 %	71	82.65 %	11	15	
Leveraging Ratio for Rental Activities	3.77	5.72	47	4.67	35	42	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.27 %	1	81.09 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	52.40 %	62.86 %	55	68.72 %	20	22	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.05 %	77.58 %	55	79.93 %	29	30	
% of 0-30% AMI Renters to All Renters***	54.92 %	40.22 %	19	44.94 %	73	69	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.07 %	92.30 %	74	94.87 %	10	12	
Overall Ranking:			In State: 30 / 92	Nationally:	42	47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,386	\$32,812		\$25,717	122 Units	55.00 %	
Homebuyer Unit	\$51,638	\$20,065		\$14,669	44 Units	19.80 %	
Homeowner-Rehab Unit	\$21,974	\$26,734		\$20,391	17 Units	7.70 %	
TBRA Unit	\$11,537	\$2,804		\$3,201	39 Units	17.60 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$146,680	\$154,995	\$27,753
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.1	2.3	47.1	28.2	Single/Non-Elderly:	4.8	9.1	5.9	38.5
Black/African American:	1.9	2.3	0.0	5.1	Elderly:	71.4	2.3	35.3	15.4
Asian:	35.2	4.5	0.0	0.0	Related/Single Parent:	9.5	4.5	35.3	30.8
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	72.7	23.5	10.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.7	11.4	0.0	5.1
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	2.3	0.0	0.0					
Asian/Pacific Islander:	1.0	29.5	0.0	2.6					
ETHNICITY:									
Hispanic	42.9	59.1	52.9	64.1					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.1	2.3	17.6	23.1	Section 8:	0.0	0.0 [#]		
2 Persons:	23.8	15.9	35.3	15.4	HOME TBRA:	1.0			
3 Persons:	5.7	9.1	17.6	30.8	Other:	1.0			
4 Persons:	4.8	40.9	5.9	17.9	No Assistance:	98.1			
5 Persons:	1.9	20.5	11.8	7.7					
6 Persons:	1.9	11.4	5.9	2.6					
7 Persons:	0.0	0.0	0.0	2.6					
8 or more Persons:	3.8	0.0	5.9	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

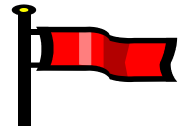
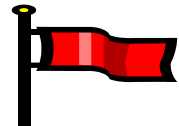
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 42
(Percentile)
State Rank: 30 / 92 PJs Overall Rank: 47
(Percentile)
Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	52.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	86.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	3.44	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

